

Rules and Regulations for Land Subdivision
Baltimore, Maryland

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CHAPTER I

GENERAL ADMINISTRATION

1.0-1 Authority

Under the authority of the Charter of Baltimore City, adopted by the voters of this City in November, 1964, and pursuant to the provisions of Article VII, Section 78, stating therein:

78. DEPARTMENT OF PLANNING -
Regulation of Subdivisions. The Commission shall investigate and study the development of subdivisions of land, as herein defined, and shall formulate and publish rules and regulations for the development of such subdivisions which will require that the development plans include adequate provision for all public improvements, enterprises and all public utilities, whether privately or publicly owned or operated; for the proper width, grade and arrangement of streets, and all uses of land for public transportation, and the relation thereof to existing streets; for adequate and convenient open spaces for traffic and access of fire-fighting apparatus; for proper drainage; and which will require that all such subdivisions and the owners thereof comply in all respects with any applicable Official Plan.

the Planning Commission amends the Rules and Regulations for Land Subdivision as first formulated and approved April 15, 1940, and most recently revised April 16, 1971, in accordance with Section 78 of the City Charter. These amended rules and regulations are

effective as of March 15, 1978. All previous editions of the Rules and Regulations for Land Subdivision are repealed as of this date.

1.0-2 Purpose

The Rules and Regulations for Land Subdivision are adopted to promote the health, safety, and general welfare of the community, to cause land subdivision to be in accordance with the Master Plan and the Official Detailed Plans of the City, to foster orderly urban development, to protect property values through harmony of land use, to encourage the most efficient use of land, to insure adequate provision for open space, public access, off-street parking, and public utilities, TO PREVENT OR MINIMIZE DAMAGE TO BUILDINGS AND LAND, LOCATED IN FLOOD PLAINS, BOTH THROUGH DIRECT FLOODING AND DOWN-STREAM FLOODING, TO PROVIDE FOR AND PROTECT SOLAR ACCESS IN DEVELOPMENTS DESIGNED TO UTILIZE SOLAR HEATING, AIR CONDITIONING, AND/OR HOT WATER SYSTEMS, AND TO PROMOTE SITE PLANNING AND LANDSCAPING DESIGNED TO CONSERVE ENERGY.

1.0-3 Title

These rules and regulations shall be known as The City of Baltimore, Maryland, Rules and Regulations for Land Subdivision, and are herein sometimes called "Subdivision Regulations."

1.0-4 Approving Agency

In accordance with the July 2, 1964 revision to the Baltimore City Charter, the provisions of these rules and

regulations shall be administered by the Planning Commission.

1.0-4A MUNICIPAL AND PERSONAL LIABILITY

THE APPROVAL OF A SUBDIVISION PLAN OR OF A DEVELOPMENT PLAN IN ACCORDANCE WITH THESE REGULATIONS IS NOT A REPRESENTATION, GUARANTEE, OR WARRANTY OF ANY KIND THAT THERE WILL NEVER BE FLOODING OR FLOOD DAMAGE TO PROPERTY AND/OR STRUCTURES LOCATED IN THE VICINITY OF A FLOOD PLAIN, AND SHALL CREATE NO LIABILITY UPON BALTIMORE CITY, ITS ELECTED AND APPOINTED OFFICIALS, OR ITS EMPLOYEES.

1.0-5 Exceptions

These rules and regulations shall not apply to any final subdivision plans approved and recorded prior to the effective date of these rules and regulations; except that, in the event of a re-subdivision OR OF EXPIRATION OF COMMISSION APPROVAL IN ACCORDANCE WITH SECTIONS 2.0-2b3 AND 2.0-3a4, these rules and regulations shall apply.

1.0-6 Conflict

These Subdivision Regulations shall not be construed to supersede, repeal, abrogate, annul or in any way impair existing or future laws, ordinances, private or public restrictions and covenants, except the same both impose lesser restrictions upon the land and are inconsistent with these subdivision regulations, in which case these Rules and Regulations for Land Subdivision

shall control.

1.0-7 Waivers

The Planning Commission reserves the right to waive or modify any of the requirements set forth in the Subdivision Regulations not otherwise required by law, when all of the following conditions are met:

1. The waiver or modification is requested by the subdivider.
2. A refusal to waive or modify would be unreasonable or would create an unwarranted hardship.
3. Approval of the waiver or modification would not create an unreasonable hardship for adjacent property owners, menace the public health, security or morals, or violate sound planning principles.

1.0-7A WAIVERS FOR PROPERTY IN A FLOOD PLAIN

IN ADDITION TO THE CONDITIONS OF PARAGRAPH 1.0-7 PRECEDING, THE COMMISSION MAY GRANT WAIVERS FOR PROPERTY LYING, IN WHOLE OR IN PART, IN A FLOOD PLAIN IF THE FOLLOWING CONDITIONS ARE MET:

1. GRANTING OF A WAIVER IS CONSISTENT WITH THE NEED TO MINIMIZE FLOOD DAMAGE.
2. ALL NECESSARY PERMITS FOR FILLING, FOR ALTERING ANY WATERCOURSE OR FOR ANY ACTIVITY FOR WHICH A PERMIT MAY BE

REQUIRED HAVE BEEN RECEIVED FROM THE STATE OF MARYLAND WATER RESOURCES ADMINISTRATION AND APPROPRIATE FEDERAL AGENCIES.

3. ALL PUBLIC AND PRIVATE UTILITIES AND FACILITIES (INCLUDING SEWER, WATER, TELEPHONE, ELECTRIC, GAS, ETC.) ARE LOCATED AND CONSTRUCTED TO MINIMIZE OR ELIMINATE FLOOD DAMAGE.
4. ADEQUATE DRAINAGE IS PROVIDED TO REDUCE EXPOSURE TO FLOOD HAZARD.

1.0-7B NOTICE TO SUBDIVIDER FOR WAIVER OF REQUIREMENTS FOR FLOOD PLAIN PROPERTY

IF THE COMMISSION GRANTS A WAIVER, FROM THE SUBDIVISION REGULATIONS, FOR FLOOD PLAIN PROPERTY, THE SUBDIVIDER SHALL BE NOTIFIED IN WRITING THAT:

1. CONSTRUCTION IN ACCORDANCE WITH THE WAIVER WHICH MAY RESULT IN A STRUCTURE BELOW THE BASE FLOOD LEVEL WILL RESULT IN INCREASED FLOOD INSURANCE PREMIUM RATES.
2. CONSTRUCTION BELOW THE BASE FLOOD LEVEL INCREASES RISKS TO LIFE AND PROPERTY.

1.0-7C ANNUAL REPORT TO THE FLOOD INSURANCE ADMINISTRATOR

THE COMMISSION SHALL PREPARE AN ANNUAL REPORT TO BE SENT TO THE FLOOD INSURANCE ADMINISTRATOR OF ALL FLOOD PLAIN PROPERTY SUBDIVISION WAIVERS GRANTED DURING THE PRECEDING YEAR, DESCRIBING THE CONDITIONS UNDER WHICH THEY WERE GRANTED, AND THE GUARANTEES REQUIRED BY THE COMMISSION TO ASSURE FLOOD HAZARDS WOULD NOT THEREBY BE INCREASED

1.0-8 Penalties

Any person who shall violate any of the provisions or requirements of Sections 72 to 81 of Article VII of the Baltimore City Charter which pertain to the Master Plan, Official Detailed Plans, and Rules and Regulations for Land Subdivision shall be guilty of a misdemeanor, and upon conviction in any court of competent jurisdiction, shall be fined not less than Twenty-five Dollars (\$25), nor more than Two Hundred Dollars (\$200). Every day that such violation continues shall be deemed a separate offense.

THE IMPOSITION OF A FINE OR PENALTY FOR ANY VIOLATION OR NON-COMPLIANCE WITH THE SUBDIVISION REGULATIONS SHALL NOT EXCUSE THE VIOLATION OR NON-COMPLIANCE OR PERMIT IT TO CONTINUE; AND ALL SUCH PERSONS SHALL BE REQUIRED TO CORRECT OR REMEDY SUCH VIOLATIONS AND NON-COMPLIANCE WITHIN A REASONABLE TIME.

1.0-9 Text

a. Sever-ability

If it is judicially determined that any work, phrase, clause sentence, paragraph, or section, or its application to any person or circumstance, is invalid, the remaining provisions and the application of such provisions shall not be affected in the same manner, the Planning Commission hereby declaring that it would have adopted the remaining provisions of these Subdivision Regulations without the word, phrase, clause, item, sentence, paragraph or section, or its applications, so held invalid.

b. Definitions

1. Access - A general term meaning the entrance or exit way to or from a lot or building, for use by persons or vehicles.
2. Block - An area bounded by streets.
3. Charter - The Charter of Baltimore City, as revised August 25, 1964.
4. City - The City of Baltimore, Maryland.
5. Condominium - Any subdivision providing undivided interest in real property and improvements, with the right of exclusive occupancy of a unit.

6. DEVELOPMENT - ANY NEW CONSTRUCTION, RECONSTRUCTION, MODIFICATION, EXTENSION OR EXPANSION OF BUILDINGS OR STRUCTURES, PLACEMENT OF FILL, DREDGING, DRILLING, MINING, STORAGE OF MATERIALS, LAND EXCAVATION, LAND CLEARING, GRADING, PAVING, LAND IMPROVEMENT, OR ANY COMBINATION THEREOF.
7. Double Frontage Lot - A lot extending between, and having frontage on two streets or highways with vehicular access on both frontages.
8. Dwelling - A building, or portion thereof, used for residential occupancy, including single-family and multiple-family dwellings, but not including apartment hotels, hotels, rooming and boarding houses, trailers, and mobile homes.
9. Dwelling Unit - One or more rooms in a dwelling which are used as living quarters for occupancy by one family, and which contains permanently installed bathroom and kitchen facilities reserved for the occupants of such room or rooms.
10. Easement - A right granted for the purpose of limited public or quasi-public use over, across, on, or under private land.

11. Final Plans - Final Plans are divided into the Final Subdivision Plan and the Final Development Plan.
- (a) Final Subdivision Plan - A complete and exact plan, prepared in form for official recording to define property lines, existing and proposed streets, and dimensions and bearing of all lines.
- (b) Final Development Plan - A complete and exact plan prepared to show the proposed use of all areas, the location of existing and proposed utilities, easements and rights-of-way, the location of all proposed improvements and significant physical features of the subdivision, in addition to property lines, existing and proposed streets, and dimensions and bearings of all lines.
12. FLOOD - GENERAL TEMPORARY INUNDATION OF NORMALLY DRY LANDS AREAS.
13. FLOOD PLAIN - (A) A RELATIVELY FLAT OR LOW LAND AREA ADJOINING A RIVER, STREAM OR WATERCOURSE WHICH IS SUBJECT TO PARTIAL OR COMPLETE INUNDATION; OR (B) ANY AREA AS SHOWN AS A FLOOD PLAIN ON THE SERIES OF MAPS KNOWN AS THE FLOOD INSURANCE STUDY, EFFECTIVE

MARCH 15, 1978 AND AS THESE MAPS MAY HEREAFTER BE AMENDED BY THE FLOOD INSURANCE ADMINISTRATOR, PREPARED FOR THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION.

14. FLOODWAY (F1) - THE CHANNEL OF A RIVER OR OTHER WATERCOURSE AND THE ADJACENT LAND AREAS THAT MUST BE RESERVED IN ORDER TO DISCHARGE THE BASE FLOOD WITHOUT CUMULATIVELY INCREASING THE WATER SURFACE ELEVATION MORE THAN ONE (1) FOOT.
15. FLOODWAY FRINGE (F2) - THOSE PORTIONS OF LAND WITHIN THE FLOOD PLAIN DISTRICT SUBJECT TO FLOODING BY THE ONE HUNDRED (100) YEAR FLOOD, LYING BEYOND THE FLOODWAY IN AREAS WHERE DETAILED STUDY DATA AND PROFILES ARE MADE AVAILABLE.
16. APPROXIMATED FLOOD PLAN (F3) - THOSE PORTIONS OF LAND WITHIN THE FLOOD PLAIN DISTRICT SUBJECT TO FLOODING BY THE ONE HUNDRED (100) YEAR FLOOD, WHERE A DETAILED STUDY HAS NOT BEEN PERFORMED BUT WHERE A ONE HUNDRED (100) YEAR FLOOD PLAIN BOUNDARY HAS BEEN APPROXIMATED.
17. HARBOR FLOOD ZONE (HFZ) - THOSE PORTIONS OF THE FLOOD PLAIN DISTRICT SUBJECT TO FLOODING BY A ONE

- HUNDRED (100) YEAR FLOOD, ADJACENT TO THE HARBOR (PATAPSCO RIVER).
18. SHALLOW FLOOD ZONE (SFZ) - AN AREA WITHIN THE FLOOD PLAIN DISTRICT WITH BASE FLOOD DEPTHS FROM ONE TO TWO FEET WHERE A CLEARLY DEFINED CHANNEL DOES NOT EXIST, WHERE THE PATH OF FLOODING IS UNPREDICTABLE AND WHERE VELOCITY FLOW MAY BE EVIDENT.
 19. Housing Unit - For the purpose of these regulations, housing unit has the same meaning as, and is used interchangeably with, the term dwelling unit.
 20. LAND DEVELOPMENT – THE IMPROVEMENT OF ONE LOT, OR TWO OR MORE CONTIGUOUS LOTS, TRACTS OR PARCELS OF LAND FOR ANY PURPOSE INVOLVING (A) A GROUP OF TWO OR MORE BUILDINGS, OR (B) THE DIVISION OR ALLOCATION OF LAND OR SPACE BETWEEN OR AMONG TWO OR MORE EXISTING OR PROSPECTIVE OCCUPANTS BY MEANS OF, OR FOR THE PURPOSE OF, STREETS, COMMON AREAS, LEASEHOLDS, CONDOMINIUMS, BUILDING GROUPS OR OTHER FEATURES, OR, A SUBDIVISION OF LAND.
 21. Lot - A parcel or portion of land in a subdivision, separated from other parcels or portions of land by metes and bounds for the purpose of sale, lease, exchange, or use of any nature.
 22. Master Plan - The Master Plan for the proposed physical development of Baltimore City, as defined and described in Section 69 of the Charter of Baltimore City.
 23. Official Detailed Plans - Specific plans proposed for the physical development of areas of Baltimore City, conforming to the Master Plan as adopted, as defined and described in Sections 73 to 77 of the Charter of Baltimore City.
 24. ONE HUNDRED (100) YEAR FLOOD - A FLOOD THAT HAS ONE CHANCE IN ONE HUNDRED OR A ONE PERCENT CHANCE OF BEING EQUALLED IN ANY GIVEN YEAR. DELINEATION OF AREAS SUBJECT TO FLOODING BY THE ONE HUNDRED (100) YEAR FLOOD IS BASED ON AVAIL-ABLE INFORMATION, STUDIES AND ENGINEERING TECHNOLOGY CONTAINED IN THE FLOOD INSURANCE STUDY FOR BALTIMORE CITY, EFFECTIVE MARCH 15, 1978, PREPARED FOR THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FLOOD INSURANCE ADMINISTRATION.
 25. Owner - Any person having sufficient proprietary interest in land to be subdivided to institute and maintain proceedings to subdivide the same under these Rules and Regulations.

26. Parking Facility - That space on a lot, or enclosed within a structure, which is provided for access, moving or storage of one or more motor vehicles, including all accessory structures used in operating such a facility.
27. Parking Space - A designated area, open or enclosed within a structure, used for the off-street parking of motor vehicle.
28. Person - Any individual, firm, co-partnership, corporation, company, association, or body politic except the City; including any personal representative, agent, trustee, receiver, assignee or other similar representative thereof.
29. Planning Commission - The Planning Commission of Baltimore City, established by the Charter.
30. Planning Department - The Planning Department of Baltimore City, as established by the Charter.
31. Preliminary Subdivision Plan - A preliminary map, drawing, or plan submitted for Planning Commission consideration, showing the proposed layout of subdivision lots, streets and improvements to indicate the scope and nature of proposed development.
32. Public Utility - A business or service which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, telephone, or telegraph service.
33. Reverse Frontage Lot - A lot extending between, and having frontage on, a major street or highway and a residential street, with vehicular access solely from the latter.
34. Right-of-Way - Land reserved for use as a street, walkway or other public purpose.
35. Roadway - A general term to indicate a fixed route, public or private, used by motor vehicles. When used in the same context as right-of-way, roadway shall mean, (a) the width of the road surface, curb to curb, measured at a right angle to the direction of travel, or (b) the width of the paved surface, for a road without curbs, or (c) the width of the graded surface where there are neither curbs nor pavement.
36. Row or Townhouse - One of a group of three or more residential buildings, of not more than four stories in height, attached one to the other by means of common side walls.
37. SITE PLAN REVIEW COMMITTEE - AN INTERAGENCY REVIEW COMMITTEE, WITH REPRESENTATIVES OF THE PLANNING

DEPARTMENT, DEPARTMENT OF PUBLIC WORKS, DEPARTMENT OF TRAFFIC AND TRANSIT, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND OTHER AGENCIES MEETING REGULARLY TO REVIEW SUBDIVISION AND DEVELOPMENT PLANS, BUILDING PERMIT APPLICATIONS, ZONE CHANGE AND CONDITIONAL USE REQUESTS WITH REGARD PRIMARILY TO BUILDING, PARKING, AND GENERAL SITE LAYOUT AND ANY OTHER MATTERS WHICH MAY AFFECT PROPER SITE DEVELOPMENT.

38. Street - A way open to common use, including the entire right-of-way from property line to property line, whether dedicated or not, and whether paved or not, and intended for use as a means of vehicular and pedestrian travel and access.

(a) Major Street - A street which is designated in the adopted Master Plan as either a primary or secondary arterial. Such streets are intended and are to be designed to carry relatively large volumes of traffic relatively long distances. Because of their importance, access to properties fronting on such streets will be controlled to ensure that congestion and hazards are not created.

(b) Collector Street - A traffic facility used to organize traffic within an area

of the City in such a way that the transition between major streets and local access streets is accomplished in a safe and efficient manner.

- (c) Local Access Street - A local street used primarily if not exclusively for vehicular and pedestrian access to individual parcels of property.
- (d) Lane of Alley - A minor way, other than a street or highway, open to common use, and which affords a secondary means of vehicular access to adjoining or adjacent property.
- (e) Cul-de-sac - A minor street open at one end only, and with special provision for turning around.
- (f) Private Street - A minor street neither dedicated nor maintained by the City, but used for vehicular and pedestrian access.

- (g) Rotary - A circular traffic facility used to organize and distribute traffic converging from two or more streets.
39. STRUCTURE - A WALLED AND/OR ROOFED BUILDING, INCLUDING A GAS OR LIQUID STORAGE TANK, THAT IS PRINCIPALLY ABOVE GROUND, AS WELL AS A MOBILE HOME, TRAVEL TRAILER, MOTORIZED HOME, ANY OTHER RECREATION VEHICLE OR TRAILER, ANY FREE-STANDING SIGNS, STORAGE SHEDS, AND ELEVATED DECKS.
40. Subdivider - Any owner filing or intending to file subdivision plans.
41. SUBDIVISION - THE DIVISION OR REDIVISION OF A LOT, TRACT, OR PARCEL OF LAND BY ANY MEANS, INTO TWO OR MORE LOTS, TRACTS, PARCELS, OR OTHER DIVISIONS OF LAND, INCLUDING CHANGES IN EXISTING LOTS LINES FOR THE PURPOSE, WHETHER IMMEDIATE OR FUTURE, OF LEASE, TRANSFER OF OWNERSHIP, BUILDING, OR LOT DEVELOPMENT.
42. Subdivision Plan - A subdivision plan shall mean a plan submitted by the owner of the land included therein, showing one or more new streets or parks, or showing the division of a lot, tract, or parcel of land into

two or more lots, tracts, parcels or other divisions of land, whether for the immediate or future purpose of sale, transfer, conveyance, or for building purposes.

- (a) Street Plans - Any development of a tract of land which involves installation of streets and alleys, whether or not dedicated, and whether or not divided for the purpose of immediate sale, transfer, conveyance or development, shall require a subdivision plan.
- (b) Re-subdivision - The terms subdivision shall include re-subdivision; and, in context, can refer to either (a) the process of dividing or recombining lots in such a way that no lot is in violation of the Rules and Regulations for Land Subdivisions, or (b) to the land so subdivided.
43. "Unit Development" or "Planned Unit Development" - One or more buildings on a lot or tract of land having the following characteristics, that it is (a) planned as an architectural unit, (b) under single management, and (c) contains a diversity of land uses or housing types.

CHAPTER II

SUBDIVISION PROCEDURE

2.0-1 Pre-Application

Purpose and Procedure

The submission of a sketch plan and the pre-application conference are required to supply the developer with information, to advise the subdivider of the subdivision procedure, and to resolve points of disagreement, if any, before a subdivider incurs the cost of preparing preliminary plans and drawings. The pre-application conference is for information purposes only, in no way implying subdivision approval. Subdivision approval shall be obtained by the established procedure of submitting the required Preliminary Plan and Final Subdivision and Development Plans.

Therefore, prior to the submittal and acceptance for processing of a plan, the subdivider or his representative shall confer informally with the Department of Planning AND THE SITE PLAN REVIEW COMMITTEE to become familiar with the City's requirements and with the provisions of the Master Plan and Official Detailed Plans, if any, AND FLOOD PLAIN DISTRICT MAPS affecting the area in which the proposed subdivision property is located. The subdivider shall, among other things:

1. have the architect, landscape architect and/or engineer for the development confer with the Department of Planning staff AND THE SITE PLAN REVIEW COMMITTEE, presenting the proposed plans for comment.

44. Usable Open Space - Open areas, exclusive of parking facilities, driveways, and walkways, designed to provide recreational opportunities.

c. Terminology

All words used in the present tense shall include the future tense. All words in the plural number shall include the singular number, and all words in the singular number shall include the plural. The word "shall" is always mandatory and not directory. The word "should" is directory and not mandatory.

2. examine all regulations of the Building, Housing, and Zoning Codes, including amendments thereof.
3. consider development only on property where the use will be in conformance with the present zoning requirements. If a zoning change is considered, the subdivider should discuss the matter with the Zoning Enforcement Officer of the Zoning Division of the Department of Housing and Community Development before applying for such a change of zoning.
4. consider development only on property where the use will be compatible with the capacity of public community facilities to service the contemplated use. The subdivider should therefore examine with the Department of Planning the location, character and availability of such public facilities as sewerage, water supply, schools, street access and recreational facilities.
5. prepare a sketch plan on the topographic map, of an appropriate contour intervals and engineering scale showing in simple form the proposed layout of streets, lots and buildings in relation to existing conditions. The sketch plan may be a pencil sketch made directly on a print of the topographic survey. FLOOD PLAIN BOUNDARIES SHALL BE SHOWN.

2.0-2 Preliminary Plans

a. Purpose

The Preliminary Plan is for general review and comment by the Department of Planning, THE SITE PLAN REVIEW COMMITTEE, and the several City bureau and departments whose interests are affected by the proposed subdivision in part or in whole, and for tentative approval by the Planning Commission. The Preliminary Subdivision Plan is not for filing and recording purposes.

b. Procedures

1. The Preliminary Plan shall be prepared by the Subdivider in accordance with the regulations set forth below, and at least FOURTEEN (14) copies shall be filed with the Department of Planning, one of which will be returned to the developer stamped and dated as acceptable for processing. One copy of any architectural studies shall be submitted if such are available at the time the Preliminary Plan is filed. The Preliminary Plan shall conform to all the requirements of the Rules and Regulations for Land Subdivision, and shall show the general layout of building, landscaped areas, roadways, walkways, parking space, FLOOD PLAINS, STREET

- ACCESS, FIRE LANES, surrounding development and other features of the subdivision with due regard for public convenience and safety.
2. The Planning Commission shall consider and approve or disapprove each Preliminary Plan filed with the Department of Planning. The Commission's approval of any Preliminary Plan is tentative, and shall show that it is only a general approval of the subdivision plan in part or as a whole. The Planning Commission therefore reserves the right to examine the plans further and to make and enforce additional requirements when necessary and appropriate. After tentative approval of the Preliminary Plan by the Commission, one dated, approved and stamped copy of such plan shall be sent to the applicant.
 3. Approval of the Preliminary Plan shall automatically expire twelve months from the stamped date of approval if a Final Subdivision Plan and/or a Final Development Plan has not been submitted to the Planning Commission within the same period of time; except that approval may be extended for a like period at the request of the developer, with the concurrence of the Planning Commission.
- c. Requirements
- The Preliminary Plan shall have all dimensions drawn to scale and shall clearly show:
1. a location or key map indicating the relationship of the proposed subdivision to major streets, existing community facilities, schools, parks, FLOOD PLAINS, and other areas,
 2. the boundary lines of the property to be subdivided, and of each lot,
 3. the boundary lines of the entire tract of land from which the subdivision is taken,
 4. a reference dimension from the corner of an interior parcel of land to the nearest intersecting street, where appropriate,
 5. the Zoning District classification taken from the Official Zoning Map, accurate references to any appeals or recent decisions of the Courts or of the Board of Municipal and Zoning Appeals dealing with the land proposed for subdivision, AND THE APPLICABLE FLOOD PLAIN OVERLAY DISTRICT BOUNDARY,

6. the official description and symbol of the property, as established by the Property Location Section of the Surveys and Records Division of the Bureau of Engineering, (Ward, Section, Block, Lot, and Address),
7. the names of owners of properties abutting the tract, as shown on the tax assessment records,
8. existing improvements on the subject property, and existing improvements on adjacent properties,
9. a plan for streets showing the exact location, name and dimension of all platted streets (paved or unpaved), and approximate location and dimension of all proposed streets, lanes, alleys, rights-of-way, reservation, and easements, whether located within, abutting, or connecting with the tract, (streets should be arranged to have the fewest possible intersections with Major Streets as defined in these Regulations),
10. all land to be dedicated to the City,
11. location, height, and per cent of lot coverage of existing and proposed buildings, and building elevations,
12. number of stories within each building,
13. contemplated gross floor area,
14. tabulation of all dwelling units by floor area and by number of bedrooms in each dwelling unit,
15. the location of existing utilities within the tract, abutting, or connecting the tract,
16. the location of existing sewers, water mains, manholes, and all existing natural drainage courses,
17. all existing and proposed parkways, parks, playgrounds, schools, and fire houses, etc., as shown on the Master Plan, whether within the tract, abutting or connecting with the tract,
18. a landscape plan, INCLUDING SITE DEVELOPMENT FEATURES AND LANDSCAPE TREATMENT DESIGNED TO PROMOTE ENERGY CONSERVATION,
19. the type, location, capacity (cubic yards and/or gallons), mode and frequency of refuse collection facilities within or external to the structure,
20. truck loading and unloading platforms,
21. automobile parking areas, delineating individual parking spaces,

22. easements, FLOOD PLAINS, water courses, or other significant existing features on or adjacent to the property to be developed, as well as any significant subsurface conditions present.

23. THE COMMISSION MAY REQUIRE, FOR ANY PROPERTY WHICH IN WHOLE OR IN PART LIES WITHIN THE FLOOD PLAIN, OR FOR ANY PROPERTY WHICH THE COMMISSION DETERMINES MAY BE AFFECTED BY ADJACENCY TO A FLOOD PLAIN, AS SHOWN IN THE FLOOD INSURANCE STUDY, EFFECTIVE MARCH 15, 1978, PREPARED FOR THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FLOOD INSURANCE ADMINISTRATION, AND AS IT MAY BE AMENDED OR REVISED BY THE FLOOD INSURANCE ADMINIS-TRATOR, AN ACCURATE SURVEY SHOWING EXISTING GRADES, PROPOSED FINAL GRADES. BUILDING SIZE AND LOCATION, FLOOR ELEVATIONS, AND THE ONE HUNDRED (100) YEAR FLOOD PLAIN ELEVATION, WHICH SHALL BE PREPARED BY A LICENSED SURVEYOR OR A REGISTERED PROFESSIONAL ENGINEER.

24. A SOLAR ACCESS DIAGRAM SHOWING BOTH THE MAXIMUM SHADOW CAST BY ANY PROPOSED STRUCTURE OR BY THE ALLOWABLE BUILDING ENVELOPE, AND, FOR A DISTANCE OF FIVE HUNDRED (500) FEET AROUND ANY PROPOSED STRUCTURE, THE MAXIMUM HEIGHT OF

ADJACENT AND NEARBY STRUCTURES WHICH WOULD NOT IMPAIR SOLAR ACCESS OF ROOFTOP COLLECTORS.

d. Specifications

1. Format

- (a) Title Block Spaces shall be reserved along the lower edge of the Preliminary Plan for the title block, identifying the name of the subdivision and the full name, address, and telephone number of the owner, or trustee, or duly authorized agent or agents. Space reserved for the name, address, and telephone number of the engineer.
- (b) Scale The Preliminary Plan shall be drawn to a scale of either 1"= 200' or 1"= 40' (scales of 1"= 20' or 1"= 10' will be used for a small subdivision), and a graphic bar scale shall be shown. All drawings shall be drawn to an Engineer's scale. No plans shall be accepted that are drawn to an Architect's scale.
- (c) North Arrow The north arrow shall be shown and shall indicate whether the survey is based on the true meridian or the magnetic meridian.
- (d) Certification Space shall also be

reserved along the lower edge of the Preliminary Plan for certification. The Plan shall be prepared by a State of Maryland registered engineer, or land surveyor who shall affix his seal to such plans. The Plan shall also show the date such plan was prepared and all subsequent revision dates.

- (e) Approval Space shall also be reserved for notation of approval of the Plan directly above the title block. Upon such approval, the Preliminary Plan will show the stamped and dated approval of the Planning Commission and the Surveys and Records Division of the Bureau of Engineering of the Department of Public Works.

2. Prints

- (a) The basic drawings of the Preliminary Plan shall originate with and be retained by the Subdivider.
- (b) The Subdivider shall provide the Planning Commission with as many copies of maps, data, and other graphic material as may be required for review by the appropriate departments and bureaus of the City of Baltimore, and for file purposes. The number of copies of required maps and other material may vary for

different subdivisions but in no case will be less than, and may be more than, FOURTEEN (14) paper prints.

- (c) All prints shall have black or blue lines on a white background.

2.0-3 Final Plans

a. Procedure

- 1. Final Plans shall consist of the Final Subdivision Plan and the Final Development Plan. The Final Subdivision Plan and the Final Development Plan may be submitted separately and receive separate approval by the Planning Commission, or they may be submitted for approval at the same time as separate drawings.

The Final Subdivision Plan shall be prepared by the subdivider in accordance with the regulations set forth below, and seventeen (17) copies shall be filed with the Department of Planning, of which fourteen (14) prints shall be on paper and three (3) prints shall be on opaque linen. The Final Development Plan shall be prepared by the subdivider in accordance with the regulations set forth below, and fourteen (14) paper copies shall be filed with the Department of Planning.

One set of diagrammatic floor plans shall

- be filed with the Department of Planning if such subdivision is a condominium project. One set of elevations and/or perspectives shall also be filed with Final Plans.
2. The developer should provide a 1"= 100' scale map of the Final Development Plan, including proposed contour lines. (This will aid the Department of Public Works in keeping the 1"= 100' base maps up to date).
 3. The Planning Commission's approval of any Final Plan is binding and shall show it is an exact record of the subdivision plan and improvements in part or in whole. Before any City bureau or department shall prepare any plan or supply any service to a builder, owner, subdivider, or developer, or approve any permits for such applicant, Final Plans shall be submitted to the Planning Commission and shall be approved by it.

After approval of a Final Subdivision Plan by the Planning Commission, and after approval by the Surveys and Records Division of the Bureau of Engineering has been endorsed thereon, four (4) dated and approved copies (three linen prints and one paper print) shall be sent to the applicant. After approval of a Final Development Plan by the Planning Commission, one (1) dated and approved copy shall be sent to the applicant.

4. Approval of the Final Development Plan shall automatically expire twenty-four months from the stamped date of approval if evidence of effectuation of the Plan is not determined by the Planning Commission within the same period of time; except that approval may be extended after twenty-four months for a like period at the request of the developer, and with the concurrence of the Planning Commission.
- b. Purpose

The Final Subdivision Plan is for filing and recording purposes in the Land Records of the Superior Court of the City of Baltimore. The Final Development Plan is for the use of the Department of Planning, THE SITE PLAN REVIEW COMMITTEE, and other City bureaus and departments in evaluating the physical characteristics of the proposed subdivision, and for the records of such agencies.

2.0-4 Final Subdivision Plan

- a. Requirements

The Final Subdivision Plan shall have all dimensions drawn to scale and shall clearly show:

1. a location or key map, indicating the relationship of the proposed subdivision, to Major Streets, existing community facilities,

schools, parks, FLOOD PLAINS, and other areas,

2. the boundary lines of the property to be subdivided, shown accurately with exact distances and bearings,
3. the boundary lines of the entire tract of land from which the subdivision is taken shown accurately with exact distances and bearings,
4. the official description and symbol of the property, as established by the Property Location Section of the Surveys and Records Division of the Bureau of Engineering, (Ward, Section, Block, Lot, and Address),
5. the names of owners of properties abutting the tract, as shown on the tax assessment records,
6. the exact dimensions of all lines, including the length of blocks, depth of blocks, width of streets, lanes, alleys, rights-of-way and easements, and the dimensions of all subdivided lots,
7. all lands to be dedicated to the City.

b. Specifications

The same specifications shall apply for the Final

Subdivision Plan as apply for the Preliminary Plan (Section 2.0-2d).

2.0-5 Final Development Plan

a. Requirements

The Final Development Plan shall have all dimensions drawn to scale and shall clearly show:

1. a location or key map indicating the relationship of the proposed subdivision to Major Streets, existing community facilities, schools, parks, FLOOD PLAINS, and other areas,
2. the boundary lines of the property to be subdivided, and of each lot, shown accurately with exact distances and bearings,
3. the boundary lines of the entire tract of land from which the subdivision is taken,
4. a reference dimension from the corner of an interior parcel of land to the nearest intersecting street, where appropriate,
5. the Zoning District classification taken from the Official Zoning Map, accurate references to any appeals or recent decisions of the Courts or of the Board of Municipal and Zoning Appeals dealing with the land proposed for subdivision, AND THE

APPLICABLE FLOOD PLAIN
OVERLAY DISTRICT BOUNDARY,

6. the official description and symbol of the property, as established by the Property Location Section of the Surveys and Records Division of the Bureau of Engineering, (Ward, Section, Block, Lot, and Address),
7. the names of owners of properties abutting the tract, as shown on the tax assessment records,
8. existing improvements on the subject property, and existing improvements on adjacent properties,
9. a plan for streets showing the exact location, name and dimension of all platted streets (paved or unpaved), and approximate location and dimension of all proposed streets, lanes, alleys, rights-of-way, reservations, and easements, whether located within, abutting, or connecting with the tract, (streets should be arranged to have the fewest possible intersections with Major streets as defined in these regulations),
10. connections with approved streets of adjoining tracts,
11. existing and proposed contours, (if necessary for clarity, a grading plan shall be submitted as a separate drawing),
12. the exact location, height, and per cent of lot coverage, of all existing and proposed buildings,
13. number of stories within each building, and building elevations,
14. gross floor area,
15. tabulation of all dwelling units by floor area and by number of bedrooms in each dwelling unit,
16. the location of all existing utilities within the tract, abutting, or connecting with the tract,
17. the type, height, and location of lighting within the tract,
18. the location of existing and proposed sewers, water mains, manholes, and all existing FLOOD PLAINS AND natural drainage courses,
19. all existing and proposed parkways, parks, playgrounds, schools, and fire houses, etc., as shown on the Master Plan, whether within the tract, abutting, or connecting with the tract,
20. a landscaping plan indicating all

landscaping and planting area to be located within the tract including trees types and diameters, where appropriate, (any wooded area proposed to be removed to accommodate new construction shall be clearly indicated on the Final Development Plan, including trees existing within the public right-of-way), Trees should be selected from, but are not limited to the following, minimum sizes as indicated:

- (a) Deciduous - 3" in caliper 24" above ground
 - Maple - Acer
 - Corktree - Phellodenron
 - Ginkgo - Ginkgo biloba
 - Sweetgum - Liquidambar
 - Oak - Quercus
 - Callery Pear - Pyrus
 - Scholartree - Sophora
 - Mountain Ash - Sorbus
 - Linden - Tilia
 - New Dutch Elm - Ulmus hollandica
 - Zelkova - Zelkova
 - Planetree - Platanus
 - Ash - Fraxinus
- (b) Ornamental or Flowering - 4' to 6'
 - Cherry - Prunus
 - Saucer Magnolia - Magnolia Soulangeana
 - Crabapple - Malus

Dogwood - Cornus
 Hawthorn - Crataegus
 Olive - Elaeagnus

- (c) Evergreen - 4' to 6'
 - Cryptomeria
 - American Holly (Male & Female) - Ilex opaca
 - Sweetbay Magnolia - Magnolia
 - Virginiana Pine
 - Japanese Black - Pinus thunbergi
 - White - Pinus strobus
 - Austrian - Pinus nigra
 - Canada Hemlock - Tauga canadensia

- 21. proposed landscaping to be located within the public right-of-way,
- 22. areas of public or private open space,
- 23. the location and width of sidewalks to be placed within the public right-of-way,
- 24. the location and width of all paved walkways,
- 25. the type, location, capacity (cubic yards and/or gallons) mode and frequency of refuse collection facilities within or external to the structures,
- 26. truck loading and unloading platforms,

27. vehicular parking areas, delineating individual parking spaces, and including long-term and short-term storage,
 28. easements, FLOOD PLAINS, water courses, marshes, rock outcrops, wooded areas, and other significant features on or adjacent to the property to be developed, as well as any significant subsurface conditions present,
 29. THE COMMISSION MAY REQUIRE, FOR ANY PROPERTY WHICH IN WHOLE OR IN PART LIES WITHIN THE FLOOD PLAIN, OR FOR ANY PROPERTY WHICH THE COMMISSION DETERMINES MAY BE AFFECTED BY ADJACENCY TO A FLOOD PLAIN, AS SHOWN IN THE FLOOD INSURANCE STUDY EFFECTIVE MARCH 15, 1978, PREPARED FOR THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FLOOD INSURANCE ADMINISTRATION, AND AS IT MAY BE AMENDED OR REVISED BY THE FLOOD INSURANCE ADMINISTRATOR, AN ACCURATE SURVEY SHOWING EXISTING GRADES, PROPOSED FINAL GRADES, BUILDING SIZE AND LOCATION, FLOOD ELEVATIONS, AND THE ONE HUNDRED (100) YEAR FLOOD PLAIN ELEVATION, WHICH SHALL BE PREPARED BY A LICENSED SURVEYOR OR A REGISTERED PROFESSIONAL ENGINEER,
 30. THE PLANS SHALL SHOW THE METHOD OF ELEVATING THE PROPOSED STRUCTURE, INCLUDING DETAILS OF PROPOSED FILLS, PILE STRUCTURES, RETAINING WALLS, FOUNDATIONS, EROSION PROTECTION MEASURES, ETC.,
 31. THE PLANS SHALL SHOW THE METHODS USED TO PROTECT UTILITIES (INCLUDING SEWER, WATER, TELEPHONE, ELECTRIC, GAS, ETC.) BELOW THE ONE HUNDRED (100) YEAR FLOOD ELEVATION AT THE BUILDING SITE, FROM FLOODING,
 32. SITE DEVELOPMENT FEATURES AND LANDSCAPE TREATMENT DESIGNED TO PROMOTE ENERGY CONSERVATION,
 33. A SOLAR ACCESS DIAGRAM SHOWING BOTH THE MAXIMUM SHADOW CAST BY ANY PROPOSED STRUCTURE OR BY THE ALLOWABLE BUILDING ENVELOPE, AND, FOR A DISTANCE OF FIVE HUNDRED (500) FEET AROUND ANY PROPOSED STRUCTURE, THE MAXIMUM HEIGHT OF ADJACENT AND NEARBY STRUCTURES WHICH WOULD NOT IMPAIR SOLAR ACCESS OF ROOFTOP COLLECTORS,
 34. all land to be dedicated to the city.
- b. Specifications
- The same specifications shall apply for the Final Development Plan as apply for the Preliminary Plan (Section 2.0-2d).

2.0-6 Dedication to the City

No Final Subdivision and Development Plan will be approved by the Planning Commission until all dedications of land to the City have been deemed acceptable by the City.

2.0-7 Filing of Plans

Superior Court

The three linen copies of the approved Final Subdivision Plan sent to the applicant by the Planning Commission must be filed in the Land Records Office of the Superior Court of Baltimore City within thirty days of the stamped date of approval. Written notice stating the data of recording and folio number shall be promptly forwarded to the Department of Planning. Any person failing to do so within a reasonable period of time shall be guilty of a misdemeanor under Article VII, Section 84 of the Charter of Baltimore City and, upon conviction in any court of competent jurisdiction, shall be fined not less than Twenty-five Dollars (\$25) nor more than Two Hundred Dollars (\$200), and every day that such violation continues shall be deemed a separate offense.

2.0-8 Fees

Section 70A Article I of the Baltimore City Code (1966 Edition), title "Mayor, City Council, and Municipal Agencies," subtitle "Planning Commission" states:

There is hereby imposed a charge in the amount of

Two Hundred and Seventy-five Dollars (\$275) for each subdivision plan, as defined in Article VII, Section 79 of the Charter of Baltimore City (1964 Revision), submitted to the Planning Commission examination and action by it, to defray the cost and expenses incident to said examination and action. Said charge shall be paid at the time a subdivision plan is first filed with the Department of Planning in the usual course of business, and payment may be made either in cash or by certified check made payable to the DIRECTOR OF FINANCE of Baltimore. Said charge shall not be refunded in whole or in part, under any circumstances. (City Council Ordinance #1364 effective July 6, 1970).

2.0-9 Revisions

a. Final Subdivision Plan

1. Whenever it is found necessary to amend or revise a Final Subdivision Plan, the owner or his representative shall prepare and submit a new Final Subdivision Plan in the manner prescribed in Section 2.0-4 of the Rules and Regulations for Land Subdivision, showing all amendments, alterations and unchanged material. In addition, the amended or revised plan shall clearly indicate an accurate reference to the original plan, including its folio number and date of recording in the Land Records Office of the Superior Court of Baltimore City.

2. The Revised Final Subdivision Plan shall

be submitted to the Planning Commission for consideration and approval. After approval is given a Revised Final Subdivision Plan by the Planning Commission, and the approval of the Surveys and Records Division of the Bureau of Engineering has again been endorsed thereon, four (4) dated and approved copies (three linen prints and one paper print) shall be sent to the applicant. The applicant must then record the subdivision in the manner prescribed in Section 2.0-7.

Commission, one (1) dated and approved copy shall be sent to the applicant.

b. Final Development Plan

1. Whenever it is found necessary to amend or revise a Final Development Plan, the owner or his representative should confer informally with the Department of Planning AND WITH THE SITE PLAN REVIEW COMMITTEE to determine the acceptability of the proposed revision, and shall then prepare and submit a Revised Final Development Plan in the manner prescribed in Section 2.0-5 of the Rules and Regulations for Land Subdivision, showing all amendments, alterations, and unchanged material.
2. The Revised Final Development Plan will be submitted to the Planning Commission for consideration and approval. After approval is given a Revised Final Development Plan by the Planning

CHAPTER III

REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

3.0-1 Blocks

- a. The length of blocks on the building line, from street to street shall not exceed 500'.
- b. The length and width of industrial and commercial blocks shall be designated by the Planning Commission and shall be determined by the nature of the prospective use, including its off-street parking, service areas and ingress-egress patterns.

3.0-2 Lots

- a. Lots, other than those with frontage upon Major Streets, shall abut a street or common right-of-way in accordance with the requirements shown on Table 1 on the following page.
- b. For lots fronting upon, and taking their access from Major Streets, the following frontage criteria shall apply:
 - (1) For properties fronting upon, and taking access from, a Major Street classified in the Master Plan as a "Primary Arterial", no subdivision shall be approved which would result in the creation of a lot with frontage

upon such a Major Street of less than 200 feet.

- (2) For properties fronting upon, and taking access from a Major Street classified in the Master Plan as a "Secondary Arterial", no subdivision shall be approved which would result in the creation of a lot with frontage upon a Major Street of less than 125 feet.
- (3) For properties located at the intersection of two Major Streets, minimum frontage requirements shall be reduced to 160 feet of frontage upon the Primary Arterial and 100 feet upon a Secondary Arterial.
- c. Double frontage lots will not be encouraged in residential areas except under unusual physical conditions or where the secondary access road is to be developed to eliminate the necessity of providing direct driveway access to a Major Street.
- d. Reverse frontage lots shall be provided where required for protection of residential properties from through traffic and adverse non-residential uses, for separation of through and local traffic, to overcome difficulties of topography or other specific conditions, or to protect the traffic carrying capacity of Major Streets.

3.0-3 SUBDIVIDER'S AND DEVELOPER'S
OBLIGATIONS AND REQUIREMENT FOR STREET AND
SIDEWALK CONSTRUCTION, PAVING AND UTILITY
INSTALLATION

THE SUBDIVIDER MUST MAKE APPLICATION TO THE CITY OF BALTIMORE, HIGHWAY ENGINEERING DIVISION OF THE BUREAU OF ENGINEERING TO ENTER INTO A "PUBLIC WORKS AGREEMENT" FOR ALL STREETS AND PUBLIC UTILITIES. ALL NECESSARY SURVEYS, ESTABLISHMENT OF LINES AND GRADES, PREPARATION OF PLANS AND PROFILES, ADVERTISEMENT FOR BIDDING, EXECUTION OF CONTRACTS AND SUPERVISION OF CONSTRUCTION WILL EITHER BE PERFORMED BY BALTIMORE CITY AT SUBDIVIDER'S EXPENSE OR WITH SPECIAL ARRANGEMENTS WITH THE HEAD, BUREAU OF ENGINEERING, MAY BE PERFORMED BY THE SUBDIVIDER AT HIS OWN EXPENSE USING FIRMS APPROVED IN ADVANCE BY THE CITY OF BALTIMORE. UNDER SUCH SPECIAL ARRANGEMENT ALL PLANS, DOCUMENTS AND/OR PERFORMANCE ARE SUBJECT TO ADVANCED APPROVAL OF THE CITY.

AFTER FINAL ACCEPTANCE OF UTILITY AND STREET INSTALLATIONS THE CITY OF BALTIMORE WILL ACCEPT THE RIGHT-OF-WAY AND PUBLIC WORKS FACILITIES FOR PUBLIC OWNERSHIP.

THE GRADES OF ALL STREETS, LANES, AND ALLEYS, WHETHER PUBLIC OR PRIVATE SHALL BE ESTABLISHED BY THE BUREAU OF ENGINEERING UPON APPLICATION MADE AND PAID FOR BY THE LANDOWNER, DEVELOPER, BUILDING OR HIS

REPRESENTATIVE, BEFORE ANY BUILDING PERMIT IS ISSUED.

3.0-3A Sidewalks, Curbs and Gutters

- a. The width, type and location of sidewalks, curbs, and gutters within the public right-of-way shall be determined by the Highway Engineering Division of the Bureau of Engineering of the Department of Public Works, AND SHALL BE INSTALLED AT THE SUBDIVIDER'S EXPENSE IN ACCORDANCE WITH SECTION 3.0-3 OF THESE SUBDIVISION REGULATIONS.
- b. Pedestrian walkways other than those installed along public or private streets, lanes, or alleys may be required by the Planning Commission where deemed essential to provide for circulation, or access to schools, playgrounds, and other community facilities. Such walkways shall not be less than four (4) feet in width.

3.0-4 Streets and Roadways

a. New Public Streets

1. Right-of-Way (Property Line to Property Line)

The amount of land dedicated to the City for new public streets shall be sufficient to accommodate paving, sidewalks, utilities and other necessary public facilities. The following rights-of-way shall be used for all

new public streets within or abutting subdivisions submitted to the Planning Commission:

- (a) Major Streets - determined on an individual basis, (the City's Comprehensive Plan for Development element entitled "Transportation: Facilities and Services" adopted by the Planning Commission on March 6, 1970, and subsequently amended, contains information about existing and proposed Major Streets in the City of Baltimore).
- (b) Collector Streets - 60 foot right-of-way for all collector streets.
- (c) Local Access - Right-of-way will depend on the use to which abutting land will be put.
 - (1) Residential Use - 50 foot right-of-way [minimum] SHALL BE THE STANDARD. THE PLANNING COMMISSION HAS THE AUTHORITY TO WAIVE THIS 50 FOOT STANDARD BY 10 FEET, TO A 40 FOOT MINIMUM.
 - (2) Non-residential Use - 60 foot - right-of-way minimum.

2. Roadway Width (Curb to Curb)

The following roadway widths shall be used for all new subdivisions submitted to the Planning Commission:

- (a) Major Street - Determined on an individual basis.
- (b) Collector Streets - 40 foot roadway width for all collector streets in residential areas; 44 foot roadway width in non-residential areas.
- (c) Local Access - 36 foot roadway width for all local access streets in residential areas; 40 foot roadway width in non-residential areas.

3. Lane and Alley Width

- (a) Lanes and alleys in all residential subdivisions shall have a minimum width of 16 feet.
- (b) Service lanes and alleys in all commercial or industrial subdivisions shall have a minimum width of 20 feet.
- (c) All lanes and alleys shall be paved, and shall be through alleys with no irregular alignment.

4. Cul-de-sacs

Cul-de-sacs shall be no longer than six (6) times the average lot width of properties fronting on the cul-de-sacs, and in no case shall exceed 500 feet in lengths. The minimum roadway width shall be 36 feet on a right-of-way of 50 feet and for circular cul-de-sacs, shall have a turn-around diameter of not less than 80 feet, and a paved roadway diameter of not less than 60 feet. For T-type and L-type cul-de-sacs, no turn-around slot shall have a paved roadway width of less than 20 feet.

5. Application of Street and Roadway Width

In applying the standards of Section 3.0-4 a and b, the Planning Commission will consider the character of the street, the existing and proposed use of all frontages, and existing and anticipated parking patterns.

b. Existing Public Streets

1. Roadway Width

The minimum standard roadway width of existing public streets shall be 34 feet. Any street, which is less than 34 feet in width, and is to be used to provide access to residential development containing five or more units shall be widened to 34 feet. In addition, if the right-of-way width of such street is less than that required for a new public street, provision shall be made by the developer for

such right-of-way width from the lot or lots in question to the nearest intersecting street or streets to the extent which the Planning Commission deems desirable and reasonable, but not exceeding the total required for a new public street.
IMPROVEMENTS, REQUIRED BECAUSE OF ADDITIONAL SUBDIVISION AND/OR DEVELOPMENT ACTIVITY, TO EXISTING STREETS AND NEW STREET CONSTRUCTION SHALL BE AT THE SUBDIVIDER'S EXPENSE IN ACCORDANCE WITH SECTION 3.0-3 OF THESE SUBDIVISION REGULATIONS.

2. Alley Width

If a proposed commercial or industrial subdivision abuts an alley serving a residential area, no commercial or industrial use may be made of or planned for such alley unless widened by dedication to 20 feet and concurred in by the Department of Transit and Traffic, Highways Engineering Division of the Bureau of Engineering and the Department of Planning.

c. Private Streets

1. The Planning Commission will not concur in the dedication of existing private streets unless the right-of-way requirements heretofore set forth for new public streets are met.

2. When in the judgment of the Planning Commission, a new or existing private street may reasonably be expected to become a significant element in the street pattern of the City or of the neighborhood at some future time, the Commission may require that subdivision plans show an ultimate right-of-way width capable of meeting the requirements heretofore set forth for new public streets.

3.0-5 Intersections

a. T-type Intersections

T-type intersections should be chosen over four-way intersections on local access or collector streets, to minimize traffic hazards.

b. Centerline Offsets

Offset streets and driveways intersection should be discouraged whenever possible, in the interests of traffic safety. Whenever offset streets at intersections are unavoidable, a minimum offset of 120 feet shall be used.

3.0-6 Easements and Rights-of-Way

- a. Easements for utilities shall be of a twelve (12) foot minimum width except where circumstances require a greater width, to be determined by the Baltimore City Department of Public Works.

- b. Where a subdivision is traversed by a water course, drainage way, channel, pipe, or stream, there shall be provided a storm water easement or drainage right-of-way of such width as will be adequate for the purpose, in accordance with any requirements specified by the Department of Public Works.
- c. Reserved strips or spite strips designed to prevent access by adjacent property owners to streets within a subdivision will not be permitted.

3.0-7 Landscaping

- a. On all lots for development, all land not covered by structures or parking and loading facilities shall be landscaped with shrubbery, grass, and trees planted at the rate of not less than one tree per 900 square feet of landscape area. THE SUBDIVIDER SHALL REPLACE ANY DEAD PLANT MATERIAL WITHIN ONE YEAR.
- b. All parking areas shall be landscaped with trees planted at a rate of not less than one tree per 900 square feet of gross parking area.

3.0-8 Street Lighting

The subdivider shall make application to the Lighting Section of the Highway Maintenance Division of the Bureau of Utility Operations for necessary street lights. STREET LIGHTING SHALL BE INSTALLED OR RELOCATED, WHEN NECESSARY, AT THE SUBDIVIDER'S EXPENSE IN ACCORDANCE WITH

SECTION 3.0-3 OF THESE SUBDIVISION REGULATIONS.

3.0-9 Street Names and Street Signs

The subdivider shall make application to the Department of Transit and Traffic (Signing and Markings Division) for necessary street name identification signs. Street name and identification signs must receive approval by the Property Location Section of the Surveys and Records Division before approval of any final Subdivision Plan by the Planning Commission.

3.0-10 Drains and Sewers

a. Storm Drainage

1. STREET DRAINAGE SHALL BE PROVIDED AT THE SUBDIVIDER'S EXPENSE, IN ACCORDANCE WITH SECTION 3.0-3 OF THESE SUBDIVISION REGULATIONS.
2. Any subdivision plan submitted to the Planning Commission shall indicate the drainage pattern for the subdivided tract or parcel, and shall include reasonable provisions for storm drainage in accordance with standards designated by the Waste Water Division of the Department of Public Works.
3. Drainage devices situated in alleys shall be constructed in accordance with plans issued by the Waste Water Division.

b. Sanitary Sewers

ALL SANITARY SEWERS SHALL BE
INSTALLED AT THE SUBDIVIDER'S EXPENSE IN
ACCORDANCE WITH SECTION 3.0-3 OF THESE
SUBDIVISION REGULATIONS.

3.0-11 Water Supply

- a. THE SUBDIVIDER MUST MAKE
APPLICATION TO THE WATER SUPPLY
DIVISION OF THE BUREAU OF ENGINEERING
FOR WATER MAIN EXTENSIONS AND METER
INSTALLATIONS AT THE SUBDIVIDER'S
EXPENSE, IN ACCORDANCE WITH SECTION 3.0-
3 OF THESE SUBDIVISION REGULATIONS.
- b. IN MULTIPLE FAMILY DEVELOPMENTS,
CONDOMINIUM DEVELOPMENTS, OR OTHER
DEVELOPMENTS WHERE COMMON OPEN
AREAS ARE HELD IN THE NAME OF A
HOMEOWNERS ASSOCIATION, TRUSTEE, OR
OTHER SIMILAR LEGAL ENTITY, THE BUREAU
OF ENGINEERING MAY REQUIRE
INSTALLATION OF INDIVIDUAL METERS, AT
THE SUBDIVIDER'S EXPENSE, WITH
APPROPRIATE EASEMENTS TO ALLOW FOR
ACCESS TO THE METERS FOR MAINTENANCE,
REPAIRS, AND OTHER ACTIVITY OF THE
WATER SUPPLY DIVISION.

3.0-12 Community Facilities

All residential plans submitted to the Planning
Commission, Preliminary or Final, will be referred to
the Baltimore City Department of Education for
advisory report and recommendation. The Department

of Education will determine the projected school
population anticipated from the subject development, and
compare the future school-age population to existing and
proposed school capacities in determining whether that
agency can endorse the development.

3.0-13 Public Utilities

The sub-divider shall place or cause to be placed under-
ground, extensions of electric and telephone distribution
lines necessary to furnish permanent residential electric
and telephone service to new detached, semi-detached,
group, or town-house single-family residences within a
new residential subdivision of 5 or more lots, or to new
apartment buildings, in accordance with the rules and
regulations of the Public Service Commission of
Maryland, effective July 1, 1968, and subject to the
further order of that Commission.

3.0-14 Off-Street Parking

a. Applicability

Every subdivision plan which shall be submitted
to the Planning Commission for approval, shall
provide off-street parking space and facilities in
accordance with the requirements of the Zoning
Ordinance of Baltimore City.

b. Design

1. Parking spaces and all access and
maneuvering space for off-street parking shall
be surfaced and maintained with a ductless,
all-weather material in accordance with the

- Building Code of Baltimore City; except that, for a single-family and two-family dwellings, there may be provided two parallel paved parking strips, each of which shall be not less than 18 inches wide, not less than 20 feet long, and placed 40 inches apart, between the nearest edges of the paved strips.
2. Every parking facility shall have a safe and efficient means of vehicular access to a recorded street.
 3. No driveway serving a parking facility shall be closer than 7½ feet from a side property line.
 4. No motor vehicle shall be parked in any yard or court closer than 10 feet to any door, window, or other opening of a dwelling, institution or other property.
 5. In the design of off-street facilities for multiple dwellings, the public right-of-way shall not be obstructed by the use of the same as aisle space or maneuvering space. Each off-street parking facility shall provide sufficient maneuvering space within the boundaries of the lot or lots on which it is located, and shall be so designed that no unreasonable difficulty or inconvenience will be entailed in making necessary maneuvers for parking and removing a vehicle. Maneuvers shall not entail driving over any other required parking space. The layout of parking areas shall conform to the minimum dimensions for spaces and accessways illustrated in Figure 1, on the following page.
 6. Each parking facility shall be so designed that ingress or egress to a parking space entails no backing maneuver across a sidewalk or established footway, nor a backing maneuver into or from the public right-of-way.
 7. Neither the turn-around diameter of a cul-de-sac or a rotary nor the turn-slot or a T-type or L-type cul-de-sac shall be used for the parking of vehicles.
 8. In a multi-family residential subdivision, no parking area shall exceed 108 feet in length, and no portion of a motor vehicle shall be closer than 20 feet from the right-of-way line of a public street.
 9. Any fixture used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites, institutional sites and public roads.
 10. Off-street parking facilities shall be screened by a wall, fence, or compact planting when adjoining the side or rear lot line of a residential or institutional land use, or when facing such land use across a street. Screening shall be at least 3½ feet high. Screening shall

not be so placed or maintained as to constitute a traffic hazard by obstruction of visibility.

11. Entrance from public or private streets shall conform to the following dimensions:
 - (a) One-way traffic entrances shall be not less than 17 feet in width.
 - (b) Two-way traffic entrances shall not be less than 24 feet nor more than 35 feet in width. Such entrances shall be not less than 15 feet apart.
 - (c) Monumental entrances shall be provided with a 6 foot wide median, and the traffic lanes shall not be less than 17 feet in width.
 - (d) All entrances shall be not less than 7½ feet from a side lot line.

3.0-15 Refuse Collection

- a. In a residential subdivision, if refuse is to be collected at points exterior to a structure, such

points shall be shielded from view of three sides by screening and landscaping, and placed on a pad of concrete where necessary.

- b. In a residential subdivision, if refuse is to be collected at points within a structure, the marginal notes to the subdivision plan shall so indicate.
- c. In a commercial or industrial subdivision, refuse storage and collection points shall be housed in containers and shielded from view by screening and/or landscaping.
- d. The developer shall submit a schedule of refuse collection.

3.0-16 STANDARDS FOR SUBDIVISION AND DEVELOPMENT IN FLOOD PLAINS

ALL PROPOSALS FOR LAND SUBDIVISION AND DEVELOPMENT IN A FLOOD PLAIN SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- 1. DEVELOPMENT, STRUCTURES, LANDSCAPING, FILL OR OTHER CHANGES IN THE NATURAL CONDITION OF LAND SHALL NOT BE PLACED OR ALTERED IN A WAY WHICH MAY IMPEDE OR RETARD THE FLOW OF WATER, OR IN A WAY THAT THE STREAM OR FLOOD WATERS WOULD DISPLACE SUCH DEVELOPMENT, STRUCTURES, LANDSCAPING, FILL OR OTHER CHANGES DOWNSTREAM TO DAMAGE PUBLIC OR PRIVATE PROPERTY IN OR ADJACENT TO THE FLOOD PLAIN.

- 2. ALL SUCH PROPOSALS ARE CONSISTENT WITH THE NEED TO MINIMIZE FLOOD DAMAGE.
- 3. ALL NECESSARY PERMITS FOR FILLING, FOR ALTERING ANY WATER COURSE, OR FOR ANY OTHER ACTIVITY FOR WHICH A PERMIT MAY BE REQUIRED, HAVE BEEN RECEIVED FROM THE STATE OF MARYLAND, WATER RESOURCES ADMINISTRATION AND APPROPRIATE FEDERAL AGENCIES.
- 4. ALL NEW STRUCTURES AND SUBSTANTIAL IMPROVEMENTS TO EXISTING STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH THE BUILDING CODE, FLOOD PLAIN DISTRICT REGULATIONS.
- 5. ALL PUBLIC AND PRIVATE UTILITIES AND FACILITIES (INCLUDING SEWER, WATER, TELEPHONE, ELECTRIC, GAS, ETC.) ARE LOCATED AND CONSTRUCTED TO MINIMIZE OR ELIMINATE FLOOD DAMAGE.
- 6. ADEQUATE DRAINAGE IS PROVIDED TO REDUCE EXPOSURE TO FLOOD HAZARDS.